

MEMORANDUM

April 5, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 4/10/73

Petitions Nos. Z-2719-2720
Newman Preparatory School (Owner)
Newbury Junior College (Proposed)
236 Commonwealth Avenue and
30 Fairfield Street, Boston

Petitioner seeks two conditional uses for a change of occupancy in each of two buildings from secondary school to degree granting college in an apartment (H-5-70) district. The proposal violates the code as follows:

Section 8-7. A degree granting college is conditional in an H-5 district.

The properties, at the intersection of Commonwealth Avenue and Fairfield Street, contain two masonry structures (three and four stories respectively). Proposal is contrary to the residential objectives of the Back Bay. The following must be submitted for consideration by the Authority and the Board of Appeal: (1) evidence that conversion of these buildings to residential use is uneconomic; this evidence to include appraisals from independent realtors of the buildings for the present school use and for residential use, advertisements offering buildings for sale, architect's report on feasibility of converting buildings to residential use, (2) researched and evaluated availability of other properties in the area including the Mass. College of Optometry Newbury Street site, (3) availability of parking for Commonwealth Avenue property. Recommend denial as submitted.

VOTED: That in connection with Petitions Nos. Z-2719-2720, brought by Newman Preparatory School and Newbury Junior College, 236 Commonwealth Avenue and 30 Fairfield Street, Boston, for two conditional uses for a change of occupancy in each of two buildings from secondary school to degree granting college in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends denial as submitted. Proposal is contrary to the residential objectives of the Back Bay. The following must be submitted for consideration by the Authority and the Board of Appeal:

Board of Appeal Referrals Z-2719-2720
cont.

- (1) evidence that conversion of these buildings to residential use is uneconomic; this evidence to include appraisals from independent realtors of the buildings for the present school use and for residential use, advertisements offering buildings for sale, architect's report on feasibility of converting buildings to residential use.
- (2) researched and evaluated availability of other properties in the area including the Mass. College of Optometry Newbury Street site.
- (3) availability of parking for Commonwealth Avenue property.

[illegible]

Board of Appeal Referrals 4/5/73

Hearing Date: 4/10/73

Petition No. Z-2729
Warren Gropp
9 Willis Street
Dorchester

Petitioner seeks a forbidden use and a variance to erect an above grade swimming pool in a residential (R-.8) district. The proposal violates the code as follows:

Section 8-7. A swimming pool must be four feet from every lot line and if within ten feet of a lot line must be screened therefrom to a height of at least six feet by a concealing fence.

Section 10-1. Swimming pool may not occupy more than 25% of required rear yard.

The property, located on Willis Street near the intersection of Chase Street, contains a 2½ story two family dwelling. The pool is existing. Staff recommends that it be effectively screened and any lighting be directed away from adjoining properties.
Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2729, brought by Warren Gropp, 9 Willis Street, Dorchester, for a forbidden use and a variance to erect an above grade swimming pool in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided that the pool be effectively screened and any lighting be directed away from adjoining properties.



Z-2729
9 WILLIS ST.
(DOR.)

NORTH
DORCHESTER
CEMETERY

Board of Appeal Referrals 4/5/73

Hearing Date: 4/10/73

Petition No. Z-2752
Dr. Francis Weille (owner)
American Cancer Society
Massachusetts Division, Inc.
(prospective purchaser)
247 Commonwealth Avenue, Boston

Petitioner seeks a forbidden use and a variance for a change of occupancy from a one family dwelling to an agency office in an apartment (H-5-70) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. An agency office is forbidden in an H-5 district.		
Section 23-4. Off street parking is insufficient.	6 spaces	0

The property, located on Commonwealth Avenue near the intersection of Fairfield Street, contains a five story masonry structure. The existing occupancy of the building appears to be doctors' offices. The agency requires additional floor space and would like to remain in the Back Bay. A majority of its employees reside in nearby areas and utilize public transportation. An off street parking facility is leased one block distant on Exeter Street. The staff recommends that the petitioner make arrangements with the City for payment in lieu of taxes. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2752, brought by Dr. Francis Weille and the American Cancer Society, Massachusetts Division, Inc., 247 Commonwealth Avenue, Boston, for a forbidden use and a variance for a change of occupancy from a one family dwelling to an agency office in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval with the proviso that the petitioner make arrangements with the City for payment in lieu of taxes. A majority of employees reside in nearby areas and utilize public transportation. An off-street parking facility is leased one block distant on Exeter Street.

Z-2752

247 COMMONWEALTH AVE.
(B.P.)

